

MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, APRIL 12, 2011

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
WARWICK CITY COUNCIL CHAMBERS
3275 POST ROAD
WARWICK, RI 02886

Review and acceptance of minutes from the hearing of March 8, 2011

Petition #9876 Ward 5 651 Warwick Neck Ave.

The petition of Alan Tranchemontagne & Caroline Sauve, 651 Warwick Neck Avenue, Warwick, RI, for a request for a dimensional variance to demolish existing barn structure and construct a new detached garage (approximately 30' x 42'), proposed garage being higher than allowed, northwesterly corner of Warwick Neck Avenue (651) and Randall Avenue, Warwick, RI, Assessor's Plat 378, Lot 147, zoned Residential A-40.

Petition #9877 Ward 7 2 Staples Avenue

The petition of David Way, 2 Staples Avenue, Warwick, RI, for a request for a dimensional variance to demolish existing structure and construct a new 26' x 33.4' dwelling, subject property being an undersized non-conforming lot, proposed dwelling having less than required front yard and corner side yard setback, southwesterly corner of Staples Avenue (2) and Paul Avenue, Warwick, RI, Assessor's Plat 365, Lot 32. zoned Residential A-7.

Petition #9878 Ward 5 200 Armstrong Avenue

The petition of Robert Ide, 200 Armstrong Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing 18' x 18' carport, said carport having less than required setback from side street property line, southeasterly corner of

DOCKET - REGULAR HEARING OF APRIL 12, 2011 PAGE 2

Armstrong Avenue (200) and Worth Street, Warwick, RI, Assessor's Plat 354, Lot 195, zoned Residential A-7.

Petition #9879 Ward 7 170 Long Street

The petition of John Giusti, P.O. Box 7537, Warwick, RI, for a request for a dimensional variance to demolish existing structure and construct a 24' x 26' single-family dwelling, subject property being an undersized non-conforming lot, proposed dwelling having less than

required front yard and side street setbacks, southwesterly corner of Long Street (170) and Bakers Creek Road, Warwick, RI, Assessor's Plat 368, Lot 53, zoned Residential A-7.

Petition #9880 Ward 6 22 Eleventh Avenue

The petition of Mark McKenney and Patricia McKenney, 22 Eleventh Avenue, Warwick, RI, for a request for a dimensional variance to construct an addition on existing dwelling, proposed addition having less than required front yard setback, easterly side of Eleventh Ave. (22), Warwick, RI, Assessor's Plat 374, Lots 25, 26 & 35, zoned Residential A-15.

Petition #9881 Ward 3 5 Euclid Avenue

The petition of Wayne & Christine Michaels, 5 Euclid Avenue, Warwick, RI, for a request for a dimensional variance to convert existing garage and breezeway into living space, said garage having less than required side yard setback, southwesterly corner of Euclid Avenue (5) and Sweetwater Road, Warwick, RI, Assessor's Plat 340, Lot 364, zoned Residential A-7.

Petition #9882 Ward 4 56 Fuller Street

The petition of Derek & Denise Oneppo, 21 Kennedy Drive, Warwick, RI, for a request for a dimensional variance to enclose existing porch for additional living space, said dwelling having less than required

front yard and side yard setbacks, subject property being an undersized non-conforming lot, southerly side of Fuller Street (56), Warwick, RI, Assessor's Plat 332, Lot 611, zoned Residential A-7.

Petition #9875 Ward 4 Belfort Avenue

The petition of the Estate of Jacqueline Gregerman and DeBlois Building Co., 109 Airport Road, Warwick, RI, for a request for a dimensional variance to construct a 28' x 36' single-family dwelling with a 10' x 10' deck, subject property being an undersized lot, northerly side of Belfort Avenue (vacant lots to right of #45 Belfort Avenue), Warwick, RI, Assessor's Plat 329, Lots 432 & 433, zoned Residential A-7.

DOCKET - REGULAR HEARING OF APRIL 12, 2011 PAGE 3

Petition #9864 Ward 6 764 Oakland Beach Avenue

The petition of Clifford King, 100 Potatoe House Road, Milton Township, ME, and Dennis Cellemme, 764 Oakland Beach Avenue, Warwick, RI, for a request for a special use permit to continue use of subject property for automotive repair and grooming, (renewal of grant), subject property being an undersized non-conforming lot, easterly side of Oakland Beach Avenue (764), Warwick, RI, Assessor's Plat 376, Lot 362, zoned General Business.

Petition #9872 Ward 8 1094 Centerville Rd.

The petition of Aline Gerard, 1094 Centerville Road, Warwick, RI, for a request for a use variance to expand existing restaurant operation within existing building, existing restaurant operation pre-existing legal non-conforming use by prior approval of the Zoning Board of Review, southerly side of Centerville Road (1094), Warwick, RI, Assessor's Plat 241, Lot 4, zoned Office.

Petition #9883 Ward 9 120 Telmore Road

The petition of Airgas-East Inc., 259 Airgas-East Inc. Ste. 100, Radnor-Chester Road, Radnor, PA 19087 for a request for a dimensional variance to place a 30,000 gallon propane tank on subject property, proposed tank having less than required setback from fresh water wetland feature, easterly end of Telmore Road (120), Warwick, RI, Assessor's Plat 215, Lot 26, zoned Light Industrial.

Petition #9884 Ward 8 25 Pace Blvd.

The petition of Kalikow Yap Hank Dev. Corp. 7001 Brush Hollow Rd, 2nd Flr., Westbury, NY & SAMs PW, Inc., 2001 SE 10th Street, Bentonville, AK, for a request for a dimensional variance and special use permit to demolish existing building and construct a new 114,838 square foot building, subject building to be occupied as a retail

warehouse operation with tire and battery center, subject property having less than required off street parking, less than required number of loading spaces, less than required setback from freshwater wetland, less than required setback from retaining wall, bale & pallet storage for principle structures, subject property containing existing fast foot restaurant, westerly side of Pace Blvd. (25), Warwick, RI, Assessor's Plat 254, Lot 3, zoned General Business.

Petition #9885 Ward 9 800 Quaker Lane

The petition of Sargent Rehabilitation Center, 800 Quaker Lane, Warwick, RI, for a request for a dimensional variance and special use permit to construct a 3,040 square foot addition on existing building, proposed addition having less than required side yard setbacks (easterly and northerly boundaries, subject property having less than required

DOCKET - REGULAR HEARING OF APRIL 12, 2011 PAGE 4

parking, to maintain existing landscaped border on Quaker Lane and Major Potter Rd. (less than required), maintain existing condition on northerly and westerly boundaries, existing center pre-existing legal non-conforming use by previous approval of the Zoning Board, to conform approval granted in 1995, northeasterly corner of Quaker Lane (800) and Major Potter Road, Warwick, RI, Assessor's Plat 227, Lot 9, zoned Office.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.